



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Brian Heberling

LOCATION OF PROPOSAL: 672 West Lake Sammamish Parkway NE


DESCRIPTION OF PROPOSAL: Threshold determination to modify a steep slope critical area to construct a soil-nailed retaining wall and to construct a new single-family residence within the 75-foot toe-of-slope structure setback from the steep slope critical area.

FILE NUMBERS: 16-129442-LO **PLANNER:** Peter Rosen

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

- ☐ There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.
- ☒ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on **6/29/2017**.
- ☐ This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5:00 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project); or if the DNS was procured by misrepresentation or lack of material disclosure.


Environmental Coordinator
Carol Helland

6/15/2017

Date

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**City of Bellevue
Development Services Department
Land Use Staff Report**

Proposal Name: Heberling Property

Proposal Address: 672 West Lake Sammamish Parkway NE

Proposal Description: The applicant requests approval of a Critical Areas Land Use Permit to modify a steep slope critical area to construct a soil-nailed retaining wall and to construct a new single-family residence within the 75-foot toe-of-slope structure setback from the steep slope critical area.

File Number: 16-129442-LO

Applicant: Brian Heberling

Decisions Included: Critical Areas Land Use Permit
(Process II. LUC 20.30P)

Planner: Peter Rosen, Senior Environmental Planner

**State Environmental Policy Act
Threshold Determination:** Determination of Non-Significance

Director's Decision: **Approval with Conditions**
Michael A. Brennan, Director
Development Services Department

Elizabeth Stead, Land Use Director
Development Services Department

Application Date:	April 14, 2016
Notice of Application Publication Date:	May 12, 2016
Decision Publication Date:	June 15, 2017
Project/SEPA Appeal Deadline:	June 29, 2017

For information on how to appeal a proposal, visit Development Services Center at City Hall or call (425) 452-6800. Comments on State Environmental Policy Act (SEPA) Determinations can be made with or without appealing the proposal within the noted comment period for a SEPA Determination. Appeal of the Decision must be received in the City's Clerk's Office by 5 PM on the date noted for appeal of the decision.

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Attachments

1. Project site plan (dated 6/1/2017) – Attached
2. Project mitigation plans (dated 2/17/2017) – Attached
3. SEPA Checklist - Attached
4. Geotechnical Reports (Geotech Consultants, Inc., March 30, 2016, December 8, 2016, June 8, 2017) – In File
5. Critical Areas Report – Habitat Assessment (Altmann Oliver Associates, dated 2/17/2017) – In File
6. Soil Nail Wall Plans – (Adams Resource Consultants. 8/2016) – In File
7. Application materials – In File

I. Proposal Description

The applicant is requesting approval of a Critical Areas Land Use Permit to modify a steep slope critical area to construct a soil-nailed retaining wall and to construct a new single-family residence within the 75-foot toe-of-slope structure setback from the steep slope critical area.

A steep slope critical area is located on the west portion of the project site. The proposal would replace an existing 6-8 foot tall rockery located at the base of a steep slope with a soil-nailed retaining wall approximately 10-13 feet in height. The new soil-nailed wall would be constructed behind the existing rockery, by cutting 6-7 feet behind the rockery into the steep slope. Constructing the soil-nailed wall would impact approximately 200 SF of the steep slope critical area. The existing rockery is poorly constructed and has marginal stability according to the geotechnical consultant (Geotech Consultants, Inc., March 30, 2016). No existing, significant trees in the steep slope area would be impacted or removed with construction of the new soil-nailed retaining wall, except for a leaning madrone which is identified for removal.

The existing driveway accessing the residence would be widened approximately 6-7 feet to the west to the base of the new soil-nailed wall. The driveway would also be widened approximately 5 feet to the east to provide direct access to the new residence. The total width of the driveway would be approximately 31.5 feet. The existing 15-foot wide access easement would be modified, and the site plan includes a 10-foot setback from the modified easement, consistent with LUC 20.20.030.D.

The proposal would also demolish an existing house and replace it with a new single family residence located within the 75-foot toe-of-slope structure setback from the steep slope critical area. The existing house is located approximately 43 feet from the current toe of the steep slope, and the new residence would be constructed approximately 30.5 feet from the new soil-nailed retaining wall at the toe of slope. The proposal would result in a net increase of 1,092 SF of impervious surface area within the 75-foot structure setback from the steep slope area.

There is a smaller steep slope area in the central part of the site, to the east of the driveway. This slope area was determined to be less than 1,000 SF in area and therefore is exempt from critical area standards for steep slopes (LUC 20.25H.120.A.2). The slope is approximately 16 feet in elevation and has been improved with a walkway, landscape walls and landscaping. This slope would be filled to expand the driveway to the west for access to the new residence. The applicant proposes shoring piles to stabilize the driveway and the soldier piles would also tie into the foundation wall and footing of the new residence.

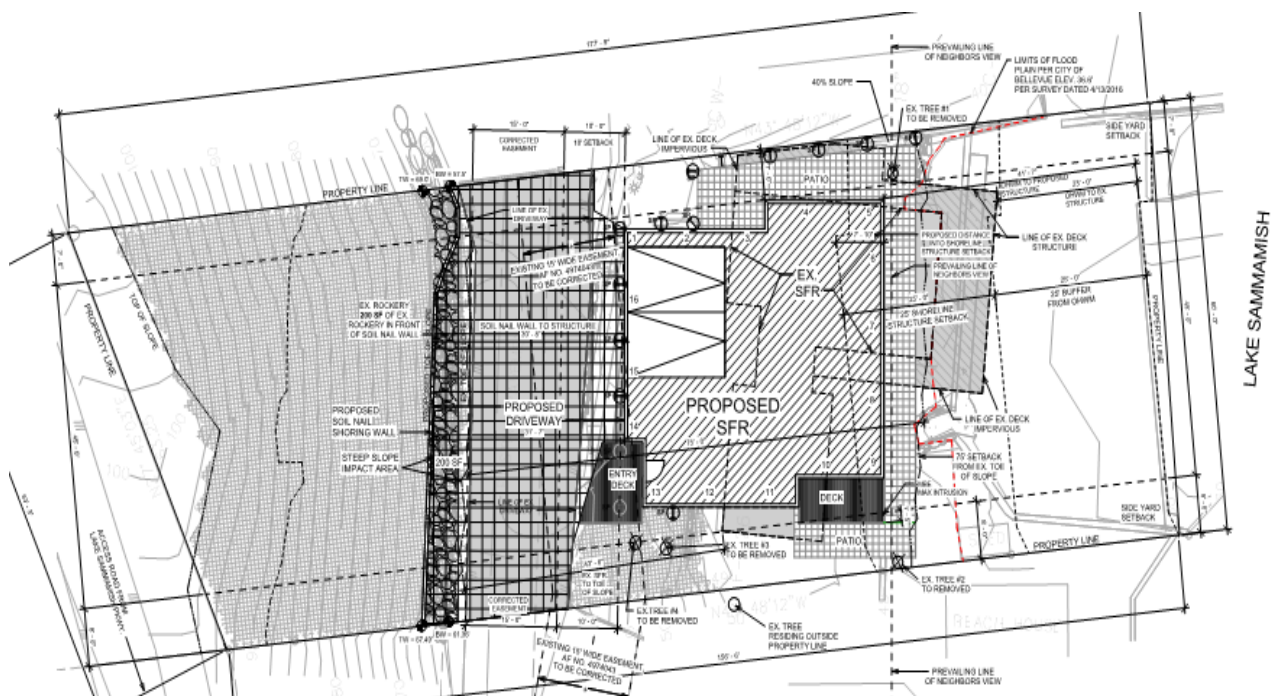
The subject site is located on Lake Sammamish. The existing house is located approximately 23 feet landward of the ordinary high water mark (OHWM) of the lake, where the OHWM meets the existing bulkhead along the site's lake frontage. The proposed new residence would be pulled back approximately 18.5 feet further from the shoreline than the existing residence, and would be located approximately 41.5 feet landward of the OHWM of

the lake.

A Critical Areas Report (Altmann Oliver Associates, February 21, 2017) was prepared to evaluate existing habitat conditions, impacts of the proposal, and to provide mitigation for project impacts. The report includes a steep slope mitigation restoration plan to plant native species and improve the habitat functions in the steep slope area. The plans in the Critical Areas Report also show removal of the existing bulkhead along the shoreline and shoreline restoration including the creation of a cove and shoreline buffer planting. This element of the proposal is not considered a part of the subject application and will be applied for under a separate permit.

Figure 1 below shows the proposed site plan.

Figure 1 – Proposed Site Plan



II. Site Description, Zoning, Land Use and Critical Areas

A. Site Description

The project site is located at 672 West Lake Sammamish Parkway in the Northeast Bellevue subarea. The site is 11,037 square feet (SF) in size and accessed from an existing private driveway (15-foot wide easement) off Lake Sammamish Lane NE, which also provides access to 3 other adjacent residences.

There is a steep slope critical area encumbering the west portion of the site; the slope is approximately 40 feet in elevation and 2,832 SF in area. The slope is vegetated with scattered trees and brush (Douglas fir, Western red cedar, Madrone, Hazelnut, Oregon grape, and patches of Himalayan blackberry). No habitat features such as snags or

large downed logs are present in the steep slope area. The existing driveway access is located at the base of the steep slope and the driveway separates this slope area from the remaining lot area.

There is also a small steep slope area in the central part of the site, to the east of the driveway. This steep slope area (approximately 16 foot height) is below the 1,000 SF threshold for a regulated steep slope critical area (LUC 20.25H.120.A.2). The slope area has been improved with walkways, landscape walls and landscaping.

Lake Sammamish borders the site on the east. The existing house is located approximately 23 feet from the ordinary high water mark (OHWM) of the lake, where the OHWM meets the existing bulkhead along the site's lake frontage. A gravel beach area extends from the existing house to the lake edge. There is a concrete bulkhead along the lake frontage and an existing dock. The 100-year floodplain from the lake extends onto the site and the floodplain elevation is 36.1 feet.

B. Zoning

The property is zoned R-2.5, a Single Family Residential zoning district, and is located in the Northeast Bellevue subarea. Surrounding properties are also zoned R-2.5 and are developed with single family homes. See Figure 2.

Figure 2 – Site Context



C. Land Use Context

The comprehensive plan designation for this site and the surrounding area is Single-Family Medium Density (SF-M). The proposal for a single family residence is consistent with the Land Use designation.

D. Critical Areas On-Site - Functions and Values

i. Geologic Hazard Areas

Geologic hazards pose a threat to the health and safety of citizens when commercial, residential, or industrial development is inappropriately sited in areas of significant hazard. Some geologic hazards can be reduced or mitigated by engineering, design, or modified construction practices. When technology cannot reduce risks to acceptable levels, building in geologically hazardous areas is best avoided (WAC 365-190).

Steep slopes may serve several other functions and possess other values for the City and its residents. Several of Bellevue's remaining large blocks of forest are located in steep slope areas, providing habitat for a variety of wildlife species and important linkages between habitat areas in the City. These steep slope areas also act as conduits for groundwater, which drains from hillsides to provides a water source for the City's wetlands and stream systems. Vegetated steep slopes also provide a visual amenity in the City, providing a "green" backdrop for urbanized areas enhancing property values and buffering urban development.

ii. Shorelines

Shorelines provide a variety of functions including shade, temperature control, water purification, woody debris recruitment, channel, bank, and beach erosion, sediment delivery, and terrestrial-based food supply (Gregory et al. 1991; Naiman et al. 1993; Spence et al. 1996).

Shorelines provide a wide variety of functions related to aquatic and riparian habitat, flood control, water quality, economic resources, and recreation. Each function is a product of physical, chemical, and biological processes at work within the overall landscape. In lakes, these processes take place within an integrated system of coupled aquatic and riparian habitats. Hence, it is important to have an ecosystem approach which incorporates an understanding of shoreline functions and values.

iii. Areas of Special Flood Hazard

The value of floodplains can be described in terms of both the hydrologic and ecological functions that they provide. Flooding occurs when either runoff exceeds the capacity of rivers, lakes, and streams to convey water within their banks, or when engineered stormwater systems become overwhelmed. Studies have linked urbanization with increased peak discharge and channel degradation (Dunne and Leopold 1978; Booth and Jackson 1997; Konrad 2000). Floodplains diminish the effects of urbanization by temporarily storing water and mediating flow to downstream reaches. The capacity of a floodplain to buffer upstream fluctuations in

discharge may vary according to valley confinement, gradient, local relief, and flow resistance provided by vegetation. Development within the floodplain can dramatically affect the storage capacity of a floodplain, impact the hydrologic regime of a basin and present a risk to public health and safety and to property and infrastructure.

III. Consistency with Land Use Code Requirements:

A. Zoning District Dimensional Requirements:

The site is located in the R-2.5 zoning district. The plans demonstrate conformance with basic zoning dimensional standards, however conformance with all zoning requirements will be verified as part of the building permit review.

In addition, the access easement must be modified and recorded before the project can be approved or constructed as proposed. **See Conditions of Approval in Section X of this report.**

B. Critical Areas Requirements LUC 20.25H:

City of Bellevue Land Use Code Critical Areas Overlay District (LUC 20.25H) establishes performance standards and procedures that apply to development on any site which contains in whole or in part any portion designated as critical area, critical area buffer or structure setback from a critical area or buffer.

The subject site includes the following critical areas: steep slopes, the shoreline of Lake Sammamish, and the 100-year floodplain from Lake Sammamish. The proposal complies with critical area standards for the shoreline and 100-year floodplain and no modifications to the standards are proposed. Therefore, this Critical Areas Land Use Permit is limited to the proposed modifications to the steep slope critical area and the 75-foot toe-of-slope structure setback.

i. Consistency with LUC 20.25H – VI. Shorelines

Finding: The proposed new residence would be located approximately 41.5 feet landward of the ordinary high water mark (OHWM) from Lake Sammamish. The new residence would comply with the 25-foot shoreline buffer and the structure setback as adjusted based on surrounding development (LUC 20.25H.115.C3).

ii. Consistency with LUC 20.25H – IX. Areas of Special Flood Hazard

Finding: The 100-year floodplain of Lake Sammamish extends approximately 35 feet onto the site from the OHWM of Lake Sammamish. Part of the existing residence and the elevated deck encroach into the 100-year floodplain. The existing residence and deck would be removed under the proposal. The proposed new residence would be located outside the 100-year floodplain. A small section of an on-grade patio located to the northeast of the proposed residence would be constructed within the floodplain but it would not alter the area of special flood hazard or result in a rise in the base flood elevation. The proposal is consistent with standards for areas of special flood hazard.

iii. Consistency with VIII. Habitat Associated with Species of Local Importance – LUC 20.25.H.150

A habitat assessment is an investigation of the site to evaluate the potential presence or absence of designated species of local importance or habitat for species of local importance. A critical areas report for habitat for species of local importance shall contain an assessment of habitats including the following site- and proposal-related information at a minimum:

1. Detailed description of vegetation on and adjacent to the site;
2. Identification of any species of local importance that have a primary association with habitat on or adjacent to the site, and assessment of potential project impacts to the use of the site by the species;
3. A discussion of any federal, state, or local special management recommendations, including Washington Department of Fish and Wildlife habitat management recommendations, that have been developed for species or habitats located on or adjacent to the site;
4. A detailed discussion of the direct and indirect potential impacts on habitat by the project, including potential impacts to water quality;
5. A discussion of measures, including avoidance, minimization, and mitigation, proposed to preserve existing habitats and restore any habitat that was degraded prior to the current proposed use or activity and to be conducted in accordance with the mitigation sequence set forth in LUC [20.25H.215](#); and
6. A discussion of ongoing management practices that will protect habitat after the site has been developed, including proposed monitoring and maintenance programs.

Finding: The applicant has submitted to the City a Critical Areas Report prepared by Altmann Oliver Associates, dated February 21, 2017) (see Attachment 5). The report meets the standards required by this section and discusses the projects direct and indirect impacts to habitat. This finds that the project is Not Likely to Adversely Affect (NLAA) listed species or habitat associated with species of local importance.

The following sections of the Land Use Code apply to the proposal to alter a steep slope critical area and to modify/reduce the toe-of-slope structure setback.

iv. Consistency with LUC 20.25H.125 - Performance standards - Landslide hazards and steep slopes.

In addition to generally applicable performance standards set forth in LUC [20.25H.055](#) and [20.25H.065](#), development within a landslide hazard or steep slope critical area or the critical area buffers of such hazards shall incorporate the following additional performance standards in design of the development, as applicable. The requirement for long-term slope stability shall exclude designs that require regular and periodic maintenance to maintain their level of function.

A. Structures and improvements shall minimize alterations to the natural contour of the slope, and foundations shall be tiered where possible to conform to existing topography;

Finding: The proposed soil-nailed wall would be located at the western edge, base of the steep slope area to replace the existing rockery wall which is failing and has marginal stability according to the geotechnical consultant (Geotech Consultants, Inc., March 30, 2016). The soil-nailed wall would be constructed behind the existing rockery and would require 6-7 feet of cut into the steep slope, impacting approximately 200 SF of steep slope area. There would be no alteration to the steep slope and natural contours above the new soil-nailed wall. The alteration of the steep slope is the minimum needed to construct the soil-nailed wall needed to stabilize the steep slope area.

The Geotechnical Performance Standard report (Geotech Consultants, Inc., December 8, 2016) also noted there is a larger soil-nailed wall on adjacent property to the north which has performed very well. The proposed soil-nailed wall would alter the slope contours similar to the adjacent property.

B. Structures and improvements shall be located to preserve the most critical portion of the site and its natural landforms and vegetation;

Finding: The proposed soil-nailed wall is located at the base of the steep slope and would impact approximately 200 SF of the 2,800+ SF steep slope area. The steep slope area above the wall would be preserved. No existing trees in the steep slope area would be impacted or removed with construction of the soil-nailed wall.

The proposed new residence would be located approximately 41.5 feet from the OHWM of Lake Sammamish, compared to the existing residence which is approximately 23 feet landward of the OHWM. The Lake Sammamish shoreline may be considered the most critical portion of the site based on ecological functions, and the proposal would increase the distance between the residence and the lake benefiting shoreline ecological functions and values.

C. The proposed development shall not result in greater risk or a need for increased buffers on neighboring properties;

Finding: The proposed soil-nailed wall is located in the central portion of the site and the steep slope modification would not affect adjacent properties or result in a need for increased buffers on neighboring properties (Geotech Consultants, Inc., December 8, 2016). The new soil-nailed wall would increase the stability of the area compared to the existing rockery.

The Land Use Code requires applicants to record a hold harmless agreement for any approvals to modify steep slopes and buffers. A hold harmless agreement is required to be recorded prior to building permit issuance. **See Conditions of Approval in Section X of this report.**

D. The use of retaining walls that allow the maintenance of existing natural slope area is preferred over graded artificial slopes where graded slopes would result in increased disturbance as compared to use of retaining wall;

Finding: The soil-nailed wall is located at the base of the steep slope and is designed to minimize the alteration and grading of the steep slope area.

E. Development shall be designed to minimize impervious surfaces within the critical area and critical area buffer;

Finding: The soil-nailed retaining wall would be constructed behind the existing rockery, cutting into the steep slope by 6-7 feet. The existing driveway would be widened to the base of the new soil-nailed wall increasing the impervious surface by approximately 200 SF into the steep slope area.

The proposal would result in a net increase of 1,092 SF of impervious area within the toe-of-slope structure setback. However, the increased impervious surface area would be located primarily in areas of the site that have already been improved and modified. There would be minimal new impervious surface expansion into natural, vegetated areas.

F. Where change in grade outside the building footprint is necessary, the site retention system should be stepped and regrading should be designed to minimize topographic modification. On slopes in excess of 40 percent, grading for yard area may be disallowed where inconsistent with this criteria;

Finding: The proposal would replace an existing rockery wall with a soil-nailed wall at the base of the steep slope, in order to better stabilize the base of the steep slope. The soil-nailed wall has been designed to minimize grading and topographic modifications of the steep slope area.

G. Building foundation walls shall be utilized as retaining walls rather than rockeries or retaining structures built separately and away from the building wherever feasible. Freestanding retaining devices are only permitted when they cannot be designed as structural elements of the building foundation;

Finding: The proposed soil-nailed wall is on the west side of the driveway, the opposite side of the driveway from the house location. Therefore, the freestanding soil-nailed retaining wall cannot be incorporated as a structural element of the building foundation.

H. On slopes in excess of 40 percent, use of pole-type construction which conforms to the existing topography is required where feasible. If pole-type construction is not technically feasible, the structure must be tiered to conform to the existing topography and to minimize topographic modification;

Finding: No structures are proposed within steep slope areas exceeding 40%.

I. On slopes in excess of 40 percent, piled deck support structures are required where technically feasible for parking or garages over fill-based construction types; and

Finding: No structures are proposed within steep slope areas, on slopes greater than 40%. The east side of the driveway and west building wall would be supported by shoring piles.

J. Areas of new permanent disturbance and all areas of temporary disturbance shall be mitigated and/or restored pursuant to a mitigation and restoration plan meeting the requirements of LUC 20.25H.210.

Finding: The proposal includes a mitigation revegetation plan (Critical Area Report, Altmann, February 21, 2017) for the steep slope area; enhancing the existing slope vegetation with native tree and shrub species. The proposed enhancement would increase plant and structural diversity to increase the habitat functions and values of the steep slope area over the current conditions.

The mitigation restoration plan indicates a portion of the steep slope area would be planted at 80% of the plant density recommended in the City's *Critical Areas Handbook* for geologic hazard areas. The reduced plant density was proposed to account for existing trees and shrubs. Planting density may be adjusted based on existing vegetation. A final mitigation planting plan will be required for building permit approval. The planting density shall be consistent with the City's *Critical Areas Handbook* planting template for geologic hazard areas. **See Conditions of Approval in Section X of this report.**

iv. Consistency with LUC 20.25H.140 – Critical areas report – Additional provisions for landslide hazards and steep slopes.

Geotechnical Engineering reports (Geotech Consultants, Inc., March 30, 2016, December 8, 2016, June 8, 2017) have been submitted with the application and include an assessment of the geological characteristics of the site and project area, an analysis of the proposal and its relationship to the geologic hazards including potential threats to adjacent properties, and information showing compliance with geologic hazard performance standards. The report concludes that the proposed soil-nailed wall would increase the steep slope stability as compared to the existing rockery and would mitigate the hazard of slope instability. The geotechnical engineer recommends a minimum 20 foot setback from the toe of the steep slope. The proposed residence, as depicted on the site plan in Attachment 1, is setback approximately 30 feet from the toe of slope and

the soil-nailed wall, and is consistent with this recommendation. **See Conditions of Approval in Section X of this report.**

v. Consistency with LUC 20.25H.145 – Critical areas report – Approval of modification

Modifications to geologic hazard critical areas and critical area buffers shall only be approved if the Director determines that the modification:

A. Will not increase the threat of the geological hazard to adjacent properties over conditions that would exist if the provisions of this part were not modified;

Finding: The Geotechnical Performance Standard report (Geotech Consultants, Inc., December 8, 2016) states the new soil-nailed wall would increase slope stability as compared to the existing rockery and therefore it would not increase the threat of geologic hazards on the site or to adjacent properties.

B. Will not adversely impact other critical areas;

Finding: The proposed new residence would be located approximately 18.5 feet further from the Lake Sammamish shoreline than the existing residential structure. The new house location would comply with the shoreline buffer and structure setback standards and the increased distance from the lake shoreline would improve conditions and not adversely impact the on-site shoreline critical area.

C. Is designed so that the hazard to the project is eliminated or mitigated to a level equal to or less than would exist if the provisions of this part were not modified;

Finding: The existing rockery wall is poorly constructed and marginally stable according to the geotechnical information. The new soil-nailed wall would replace the existing rockery and would be constructed to modern standards and codes. The new soil-nailed wall would mitigate the slope stability hazard compared to leaving the existing rockery and not modifying the steep slope area.

D. Is certified as safe as designed and under anticipated conditions by a qualified engineer or geologist, licensed in the state of Washington;

Finding: The geotechnical engineer for the proposal is qualified and licensed in the state of Washington. The Geotechnical Performance Standard report (Geotech Consultants, Inc., December 8, 2016) states the new soil-nailed wall will be designed to the safety factors in the building code. They have also noted there is a larger soil-nailed wall on adjacent property to the north which has performed very well. Geotech Consultants recommended a minimum 20-foot structure setback from the toe of the slope, or the base of the new soil-nailed wall, and the proposed new residence would be setback 30 feet.

- E. The applicant provides a geotechnical report prepared by a qualified professional demonstrating that modification of the critical area or critical area buffer will have no adverse impacts on stability of any adjacent slopes, and will not impact stability of any existing structures. Geotechnical reporting standards shall comply with requirements developed by the Director in City of Bellevue Submittal Requirements Sheet 25, Geotechnical Report and Stability Analysis Requirements, now or as hereafter amended;**

Finding: The Geotechnical Engineering Study and the Geotechnical Performance Standard report (Geotech Consultants, Inc., March 30, 2016, December 8, 2016, June 8, 2017) have been prepared by qualified professionals and their evaluation concludes the modification to the steep slope and structure setback would not have adverse impacts on slope stability and would not impact the stability of any existing structure. The new soil-nailed wall replacing the existing rockery would improve slope stability. City Clearing & Grading staff have reviewed and approved the geotechnical evaluation.

- F. Any modification complies with recommendations of the geotechnical support with respect to best management practices, construction techniques or other recommendations; and**

Finding: A geotechnical engineer reviewed the proposed steep slope and structure setback modifications and the proposed development and includes specific recommendations on design of the soil-nailed wall, construction techniques and best management practices (Geotech Consultants, Inc., March 30, 2016). The geotechnical recommendations are required to be incorporated into the house plans with the future building permit. **See Conditions of Approval in Section X of this report.**

- G. The proposed modification to the critical area or critical area buffer with any associated mitigation does not significantly impact habitat associated with species of local importance, or such habitat that could reasonably be expected to exist during the anticipated life of the development proposal if the area were regulated under this part. (Ord. [5680](#), 6-26-06, § 3)**

Finding: A Critical Areas Report and Habitat Assessment (Altmann Oliver Associates, February 21, 2017) was prepared to evaluate existing habitat conditions on the site, impacts of the proposal, and mitigation to improve habitat functions of on-site critical areas. The report evaluated the project site using the City's *Draft Functional Assessment Tool for Upland Habitat* (Attachment A of Critical Area Report). The project site received relatively high scores based on its proximity to Lake Sammamish and the presence of large conifers. Limiting factors on the site include the lack of habitat features and a relatively low vegetative vertical structural diversity. In addition, the site is entirely surrounded by development and effectively disconnected from other habitat areas.

The steep slope modification related to the construction of the soil-nailed wall would not impact existing trees, except for a leaning madrone which is identified for removal. The Critical Areas Report includes a mitigation restoration plan for the steep slope area. The

plan includes removing Himalayan blackberry and other invasive plant species and planting native species to increase plant species and structural diversity of the steep slope area. The enhancement planting would increase the habitat functions and values over current conditions.

An Arborist Report (Tina Cohen, December 11, 2015) evaluated existing trees within the development area of the site. There are a total of 4 healthy significant trees on the site, located outside of the steep slope area but within the 75-foot toe-of-slope structure setback. The Arborist Report notes that 3 of the 4 on-site trees would need to be removed for site grading to construct the new residence. One 22.5" Douglas Fir tree (Tree #2), located along the south property boundary, is shown outside clearing limits and to be retained in the Arborist Report. The site plan (A1.0, 6/1/2017) shows removal of this tree. Plans submitted for the Building Permit shall be revised to show retention of Tree #2 located on the south property boundary. The other 3 trees that would be removed from the toe-of-slope structure setback would impact habitat functions and the tree removal shall be mitigated with replacement planting of 6 new native species conifer trees. This planting is required in addition to the steep slope mitigation restoration planting and the location of the replacement trees shall be to the east of the proposed residence. This location would also enhance shoreline habitat conditions. The landscape plan submitted with the building permit shall include planting of 6 new native species conifer trees, located to the east of the new residence. **See Conditions of Approval in Section X of this report.**

IV. Public Notice and Comment

Application Date:	April 14, 2016
Public Notice (500 feet):	May 12, 2016
Minimum Comment Period:	May 26, 2016

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin and Seattle Times on May 12, 2016. It was mailed to property owners within 500 feet of the project site. No comments were received.

V. Summary of Technical Reviews

A. Clearing and Grading:

The Clearing and Grading Division of the Development Services Department has reviewed the proposed site development and geotechnical report for compliance with Clearing and Grading codes and standards and has approved the application.

VI. State Environmental Policy Act (SEPA)

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. The attached Environmental Checklist submitted with the application adequately discloses expected environmental impacts associated with the project. The City codes and requirements, including the Clear and Grade Code, Utility Code, Land Use Code, Noise Ordinance, Building Code and other

construction codes are expected to mitigate potential environmental impacts. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements.

VII. Changes to Proposal Due to Staff Review

In response to a staff comment letter sent September 27, 2016, the applicant submitted a Critical Areas Report (Altmann Oliver Associates, February 21, 2017) to evaluate project impacts to critical area and habitat functions, and includes a steep slope restoration plan to mitigate for the impacts. In addition, the geotechnical consultant submitted additional information to address performance standards for modifying the steep slope area (Geotech Consultants, Inc., December 8, 2016).

VIII. Critical Areas Land Use Permit Decision Criteria

A. LUC 20.25H.255 Critical Areas Report - Decision Criteria- General

The Director may approve, or approve with modifications, the proposed modification where the applicant demonstrates:

- 1. The modifications and performance standards included in the proposal lead to levels of protection of critical area functions and values at least as protective as application of the regulations and standards of this code;**

Finding: According to the geotechnical information, the proposal would replace the existing marginally-stable rockery at the base of the steep slope with a soil-nailed wall designed to safety factors of the current building code. This would result in improved slope stability protection over the current conditions. The mitigation restoration plan for planting enhancement of the steep slope area would increase habitat functions. A project condition requiring tree replacement at a 2:1 ratio (6 new trees for the 3 removed trees) for the trees removed from the toe-of-slope structure setback would also improve habitat functions. **See Conditions of Approval in Section X of this report.**

- 2. Adequate resources to ensure completion of any required mitigation and monitoring efforts;**

Finding: The applicant's Critical Area Report includes a mitigation restoration plan for the steep slope area. A final mitigation planting plan will be required with the building permit submittal and the planting will be required to be monitored for five (5) years. Staff inspection of the planting is required after installation and to end the monitoring. A maintenance surety is required to be submitted prior to issuance of the building permit for an amount equal (100 percent) to the estimated cost of maintenance and monitoring for five years. A cost estimate for maintenance surety is required to be submitted with the building permit. **See Conditions of Approval in Section X of this report.**

3. **The modifications and performance standards included in the proposal are not detrimental to the functions and values of critical area and critical area buffers off-site; and**

Finding: The proposed soil-nailed wall would increase the slope stability above the driveway and would not be detrimental to off-site slope stability or to critical area functions and values. See Section III for discussion regarding critical area performance standards.

4. **The resulting development is compatible with other uses and development in the same land use district.**

Finding: The proposal to replace an existing rockery wall with a soil-nailed wall is similar to the slope stabilization measures on the adjacent property to the north.

The subject parcel is zoned for and surrounded by single family development. The proposal would be compatible with other adjacent residential uses and development in the same land use district.

The existing access easement must be modified and recorded before the project can be approved or constructed as proposed. **See Conditions of Approval in Section X of this report.**

The site is adjacent to single-family residences whose residents are most sensitive to disturbance from noise during evening, late night and weekend hours when they are likely to be at home. Construction noise will be limited by the City's Noise Ordinance (Chapter 9.18 BCC) which regulates construction hours and noise levels. **See Conditions of Approval in Section X of this report.**

B. 20.30P.140 Critical Areas Land Use Permit Decision Criteria – Decision Criteria

The Director may approve or approve with modifications an application for a critical areas land use permit if:

1. **The proposal obtains all other permits required by the Land Use Code;**

Finding: The applicant must obtain a single-family building permit and any associated permits prior to construction. **See Conditions of Approval in Section X of this report.**

2. **The proposal utilizes to the maximum extent possible the best available construction, design and development techniques which result in the least impact on the critical area and critical area buffer;**

Finding: The soil-nailed wall would be constructed behind the existing rockery and the impact to the steep slope area would be limited to approximately 200 SF. This construction technique minimizes excavation and slope disturbance. The soil-nailed wall will be designed to meet safety factors of the building code. See Attachment 6, Soil Nail Wall Plans – (Adams Resource Consultants. 8/2016).

3. **The proposal incorporates the performance standards of Part 20.25H to the maximum extent applicable, and ;**

Finding: As discussed in Section III, the applicable performance standards of LUC 20.25H are being met.

4. **The proposal will be served by adequate public facilities including street, fire protection, and utilities; and;**

Finding: The proposal will be served by adequate public facilities.

5. **The proposal includes a mitigation or restoration plan consistent with the requirements of LUC Section 20.25H.210; and**

Finding: The proposal includes a mitigation restoration plan consistent with LUC 20.25H.210. The Critical Areas Report includes a mitigation plan to enhance the steep slope area by removing Himalayan blackberry and other invasive plant species and planting native species to increase plant species and structural diversity in the steep slope area. The proposed enhancement planting would increase the habitat functions and values over current conditions.

The mitigation restoration plan indicates a portion of the steep slope area would be planted at 80% of the plant density recommended in the City's *Critical Areas Handbook* for geologic hazard areas. The reduced plant density was proposed to account for existing trees and shrubs. Planting density may be adjusted based on existing vegetation. A final mitigation planting plan will be required for building permit approval. The planting density shall be consistent with the City's *Critical Areas Handbook* planting template for geologic hazard areas. **See Conditions of Approval in Section X of this report.**

A project condition also requires tree replacement at a 2:1 ratio (6 new trees for the 3 removed trees) for the trees removed from the toe-of-slope structure setback, to improve the habitat functions within the structure setback area. **See Conditions of Approval in Section X of this report.**

6. **The proposal complies with other applicable requirements of this code.**

Finding: As discussed in Section III and V of this report, the proposal complies with all other applicable requirements of the Land Use Code. **See Conditions of Approval in Section X of this report.**

IX. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **approve with conditions** the proposal to modify a steep slope critical area to construct a soil nailed retaining wall and to construct a new single-family residence within the 75-foot toe-of-

slope structure setback from the steep slope critical area. The approved steep slope toe-of-slope structure setback modification is limited to the extent depicted on the project site plan (Attachment 1).

Approval of this Critical Areas Land Use Permit does not constitute a permit for construction. A building permit is required and all plans are subject to review for compliance with applicable City of Bellevue codes and standards.

Note- Expiration of Approval: In accordance with LUC 20.30P.150 a Critical Areas Land Use Permit automatically expires and is void if the applicant fails to file for a Building Permit or other necessary development permits within one year of the effective date of the approval.

X. Conditions of Approval

The applicant shall comply with all applicable Bellevue City Codes and Ordinances including but not limited to:

<u>Applicable Ordinances</u>	<u>Contact Person</u>
Clearing and Grading Code- BCC 23.76	Tom McFarlane, 425-452-5207
Land Use Code- BCC 20.25H	Peter Rosen, 425-452-5210
Noise Control- BCC 9.18	Peter Rosen, 425-452-5210

The following conditions are imposed under the Bellevue City Code or SEPA authority referenced:

- 1. Building Permit:** Approval of this Critical Areas Land Use Permit does not constitute an approval of a development permit. Application for a building permit or other required permits must be submitted and approved prior to beginning construction. Plans submitted shall be consistent with the project site plan as permitted under this approval (see Attachment 1).

Authority: Land Use Code 20.30P.140

Reviewer: Peter Rosen, Development Services Department

- 2. Access Easement:** The existing access easement must be modified before the project can be approved or constructed as proposed. The new, modified access easement shall be recorded prior to issuance of construction permits.

Authority: Land Use Code 20.30P.140

Reviewer: Peter Rosen, Development Services Department

- 3. Geotechnical Report Recommendations:** The geotechnical recommendations (Geotech Consultants, Inc., March 30, 2016, December 8, 2016, June 8, 2017,

Attachment 4) are required to be incorporated into the house plans with the future building permit.

Authority: Land Use Code 20.25H.220

Reviewer: Peter Rosen, Development Services Department

4. **Tree Retention:** The Douglas Fir tree (Tree #2) located along the south property boundary is shown outside clearing limits and retained in the Arborist Report. The site plan (A1.0, 6/1/2017) shows removal of this tree. Plans submitted for the Building Permit shall be revised to show retention of Tree #2. The building permit submittal shall show clearing limits and tree protection measures for retained trees.

Authority: Land Use Code 20.30P.140

Reviewer: Peter Rosen, Development Services Department

5. **Tree Removal Mitigation:** Three (3) trees would be removed from the toe-of-slope structure setback impacting existing habitat functions. The tree removal shall be mitigated with replacement planting of six (6) new native specie conifer trees. This planting is required in addition to the steep slope mitigation restoration planting and the location of the replacement trees shall be to the east of the proposed residence. The mitigation plan submitted with the building permit shall include planting of six (6) new native specie conifer trees, located to the east of the new residence.

Authority: Land Use Code 20.30P.140

Reviewer: Peter Rosen, Development Services Department

6. **Steep Slope Mitigation Plan:** A final mitigation planting plan for the steep slope area will be required for Building Permit approval. The planting density shall be consistent with the City's *Critical Areas Handbook* planting template for geologic hazard areas.

Authority: Land Use Code 20.30P.140

Reviewer: Peter Rosen, Development Services Department

7. **Final Mitigation and Restoration Plan:** A final mitigation and restoration planting plan is required with the Building Permit submittal. The plan shall show planting locations, plant species, quantity and size of plant material. The plan shall include the steep slope enhancement and the tree replacement mitigation. The final mitigation plan shall also include performance standards to measure the successful establishment of the mitigation plantings. The following performance standards are acceptable:

Year 1 (from date of plant installation)

- 100% survival of all installed plants and/or replanting in following dormant

season to reestablish 100%

- 10% coverage of invasive plants in planting area

Year 2 (from date of plant installation)

- At least 90% survival of all installed material
- Less than 10% coverage of planting area by invasive species or non-native/ornamental vegetation

Year 3, 4, & 5 (from date of plant installation)

- At least 85% survival of all installed material
- Less than 10% coverage by invasive species or non-native/ornamental vegetation

Authority: Land Use Code 20.25H.220

Reviewer: Peter Rosen, Development Services Department

- 8. Maintenance and Monitoring Surety:** A financial surety is required to be submitted to ensure the mitigation planting is successfully established. A maintenance assurance device that is equal to 100% of the cost of plants, installation, and monitoring is required to be held for a period of five (5) years from the date of successful installation. A cost estimate is required to be provided with the Building Permit. The financial surety is required to be posted prior to building permit issuance. Release of the surety after the 5-year monitoring period is contingent upon a final inspection of the planting by Land Use Staff that finds the maintenance and monitoring plan was successful and meets performance standards.

Authority: Land Use Code 20.25H.220

Reviewer: Peter Rosen, Development Services Department

- 9. Monitoring Reports:** The mitigation planting is required to be maintained and monitored for five (5) years to ensure the plants successfully establish. Annual monitoring reports with photos of the planting area are required to be submitted to document the plants are meeting approved performance standards.

Reporting shall be submitted no later than the end of each growing season or by October 31st, and shall include a site plan and photos from photo points established at the time of Land Use inspection. Reports shall be submitted to Peter Rosen or Heidi Bedwell by the above listed date and can be emailed to prosen@bellevuewa.gov or mailed directly to:

Environmental Planning Manager
Development Services Department
City of Bellevue
PO Box 90012
Bellevue, WA 98009-9012

Authority: Land Use Code 20.30P.140

Reviewer: Peter Rosen, Development Services Department

- 10. Land Use Inspection:** Following installation of mitigation planting, the applicant shall contact Land Use staff to inspect the planting area prior to final building inspection.

Authority: Land Use Code 20.30P.140

Reviewer: Peter Rosen, Development Services Department

- 11. Hold Harmless Agreement:** Prior to Building Permit or Clearing & Grading permit approval, the property owner or his/her agent shall submit a hold harmless agreement releasing the City of Bellevue from any and all liability associated with the installation of slope stabilization measures. The agreement must meet City requirements and must be reviewed by the City Attorney's Office for formal approval.

Authority: Land Use Code 20.30P.170

Reviewer: Peter Rosen, Development Services Department

- 12. Noise Control:** Noise related to construction is exempt from the provisions of BCC 9.18 between the hours of 7 am to 6 pm Monday through Friday and 9 am to 6 pm on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Noise emanating from construction is prohibited on Sundays or legal holidays unless expanded hours of operation are specifically authorized in advance. Requests for construction hour extension must be done at least one week in advance with submittal of a construction noise expanded exempt hours permit.

Authority: Bellevue City Code 9.18

Reviewer: Peter Rosen, Development Services Department

ENVIRONMENTAL CHECKLIST

10/9/2009

Thank you in advance for your cooperation and adherence to these procedures. If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

INTRODUCTION**Purpose of the Checklist:**

The State Environmental Policy Act (SEPA), Chapter 43.21c RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Giving complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the Planner in the Permit Center can assist you.

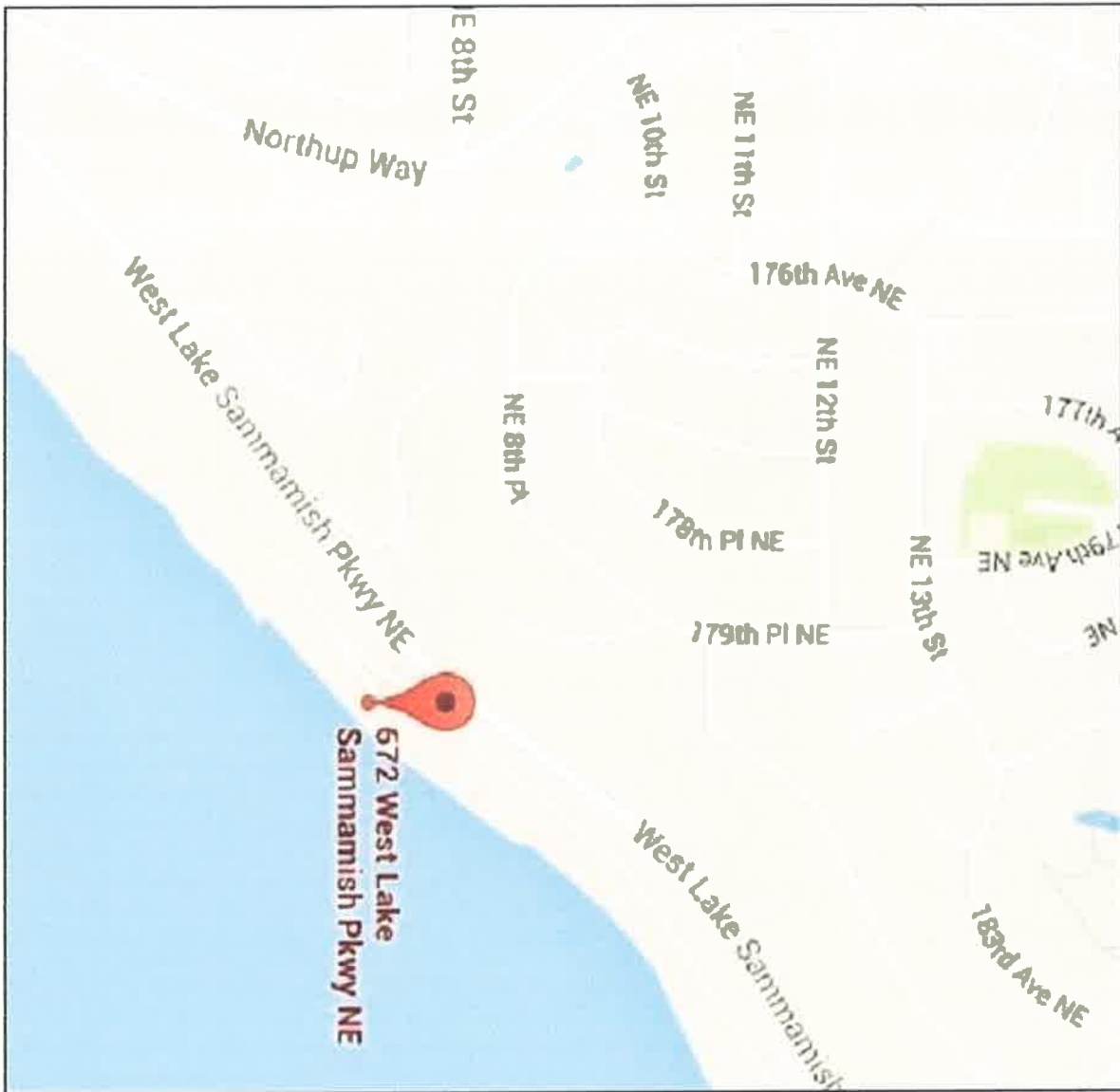
The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. Include reference to any reports on studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

Use of a Checklist for Nonproject Proposals: *A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.*

For nonproject proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet for Nonproject Actions available from Permit Processing.

For nonproject actions, the references in the checklist to the words *project*, *applicant*, and *property* or *site* should be read as *proposal*, *proposer*, and *affected geographic area*, respectively.

Attach an 8 ½" x 11 vicinity map which accurately locates the proposed site.



BACKGROUND INFORMATION

Property Owner: **Lago Mar, LLC**

Proponent:

Contact Person: **Brian Heberling**
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: **PO Box 7415, Bellevue, WA 98008**

Phone: **(425) 890-9186**

Proposal Title: **South Rosemont**

Proposal Location: **672 W Lk Sammamish Pkwy NE, Bellevue, WA 98008**
(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 1/2" x 11" vicinity map that accurately locates the proposal site.

Give an accurate, brief description of the proposal's scope and nature:

1. General description: **Construction of single family home**
2. Acreage of site: **.253 acres**
3. Number of dwelling units/buildings to be demolished: **One**
4. Number of dwelling units/buildings to be constructed: **One**
5. Square footage of buildings to be demolished: **1,000**
6. Square footage of buildings to be constructed:
7. Quantity of earth movement (in cubic yards):
8. Proposed land use: **Single fam.**
9. Design features, including building height, number of stories and proposed exterior materials:
Height is 42'3", 4 stories covered with cedar and fiber cement panels
10. Other

Estimated date of completion of the proposal or timing of phasing:

End of 2017

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Single family home per plans

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Full geo report, arborist report and structural report.

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

None

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

None

Please provide one or more of the following exhibits, if applicable to your proposal.
(Please check appropriate box(es) for exhibits submitted with your proposal):

☐ Land Use Reclassification (rezone) Map of existing and proposed zoning

N/A

☐ Preliminary Plat or Planned Unit Development
Preliminary plat map

N/A

☐ Clearing & Grading Permit
Plan of existing and proposed grading
Development plans

During building permit phase N/A

☐ Building Permit (or Design Review)
Site plan
Clearing & grading plan

During building permit phase N/A

☐ Shoreline Management Permit
Site plan

N/A

A. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site: ☐ Flat ☐ Rolling ☐ Hilly ☒ Steep slopes ☐ Mountains ☐ Other

b. What is the steepest slope on the site (approximate percent slope)?

40%

+ c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Loose sand with gravel down approximately 10 to 20 ft to very dense gravel.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

NO

- e. Describe the purpose, and approximate quantities of any filling grading proposed. Indicate source of fill.

Geo foam fill will be used behind the Soldier wall support for the driveway and house structure,

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Yes, however structural approach will carefully mitigate this.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

< 30%

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

See geotech and structural engineer reports for complete details

2. AIR

- a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Unknown and minimal

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No

- c. Proposed measures to reduce or control emissions or other impacts to the air, if any:

N/A

3. WATER

- a. Surface

- (1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Lake Sammamish

- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If Yes, please describe and attach available plans.

Yes & attached

- (3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None

- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

N/A

- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

- (6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

No

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

N/A

c. Water Runoff (Including storm water)

- (1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Impervious surfaces stormwater from roof and road will be collected and mitigated with some flowing into Lake Sammamish

- (2) Could waste materials enter ground or surface waters? If so, generally describe.

No

- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

N/A

4. Plants

- a. Check or circle types of vegetation found on the site:

- ☒ deciduous tree: alder, maple, aspen, other
☒ evergreen tree: fir, cedar, pine, other
☒ shrubs
☐ grass
☐ pasture
☐ crop or grain
☐ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
☐ water plants: water lily, eelgrass, milfoil, other
☐ other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?

3 trees removed with additional trees
planted as well as substantial ground cover
& shrubs

- c. List threatened or endangered species known to be on or near the site.

None

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

See 4b

5. ANIMALS

- a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- ☐ Birds: hawk, heron, eagle, songbirds, other:
☐ Mammals: deer, bear, elk, beaver, other:
☒ Fish: bass, salmon, trout, herring, shellfish, other:

- b. List any threatened or endangered species known to be on or near the site.

N/A

- c. Is the site part of a migration route? If so, explain.

N/A

- d. Proposed measures to preserve or enhance wildlife, if any:

N/A

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy need? Describe whether it will be used for heating, manufacturing, etc.

Electric lighting and gas heating.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No

- c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any:

MBA/Built green 4 star minimum

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

None

- (1) Describe special emergency services that might be required.

N/A

- (2) Proposed measures to reduce or control environmental health hazards, if any.

N/A

b. Noise

- (1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?

N/A

- (2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site.

General construction noise during accepted hours only,

- (3) Proposed measures to reduce or control noise impacts, if any:

Follow rules

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?

Single family homes

- b. Has the site been used for agriculture? If so, describe.

NO

- c. Describe any structures on the site.

1,000 sq ft teardown cottage

- d. Will any structures be demolished? If so, what?

YES (above)

- e. What is the current zoning classification of the site?

Single family R 2.5

- f. What is the current comprehensive plan designation of the site?

Build new single family home

- g. If applicable, what is the current shoreline master program designation of the site?

Unknown - Lake Sammamish

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

NO

- i. Approximately how many people would reside or work in the completed project?

5

- j. Approximately how many people would the completed project displace?

0

- k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A

- i. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

N/A

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

High income housing

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None

- c. Proposed measures to reduce or control housing impacts, if any:

N/A

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

42'3" Cedar and Fiber cement panels

- b. What views in the immediate vicinity would be altered or obstructed?

None

- c. Proposed measures to reduce or control aesthetic impacts, if any:

Good design

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

None

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

No

- c. What existing off-site sources of light or glare may affect your proposal?

Sun

- d. Proposed measures to reduce or control light or glare impacts, if any:

Clouds

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Lake Sammamish

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

N/A

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No

- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.

N/A

- c. Proposed measures to reduce or control impacts, if any:

N/A

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

See Survey - Access on private road by easement off West Lake Sammamish Pkwy NE

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Yes

- c. How many parking spaces would be completed project have? How many would the project eliminate?

5 new 2 eliminated Net + 3

- NO

- ND

- N/A

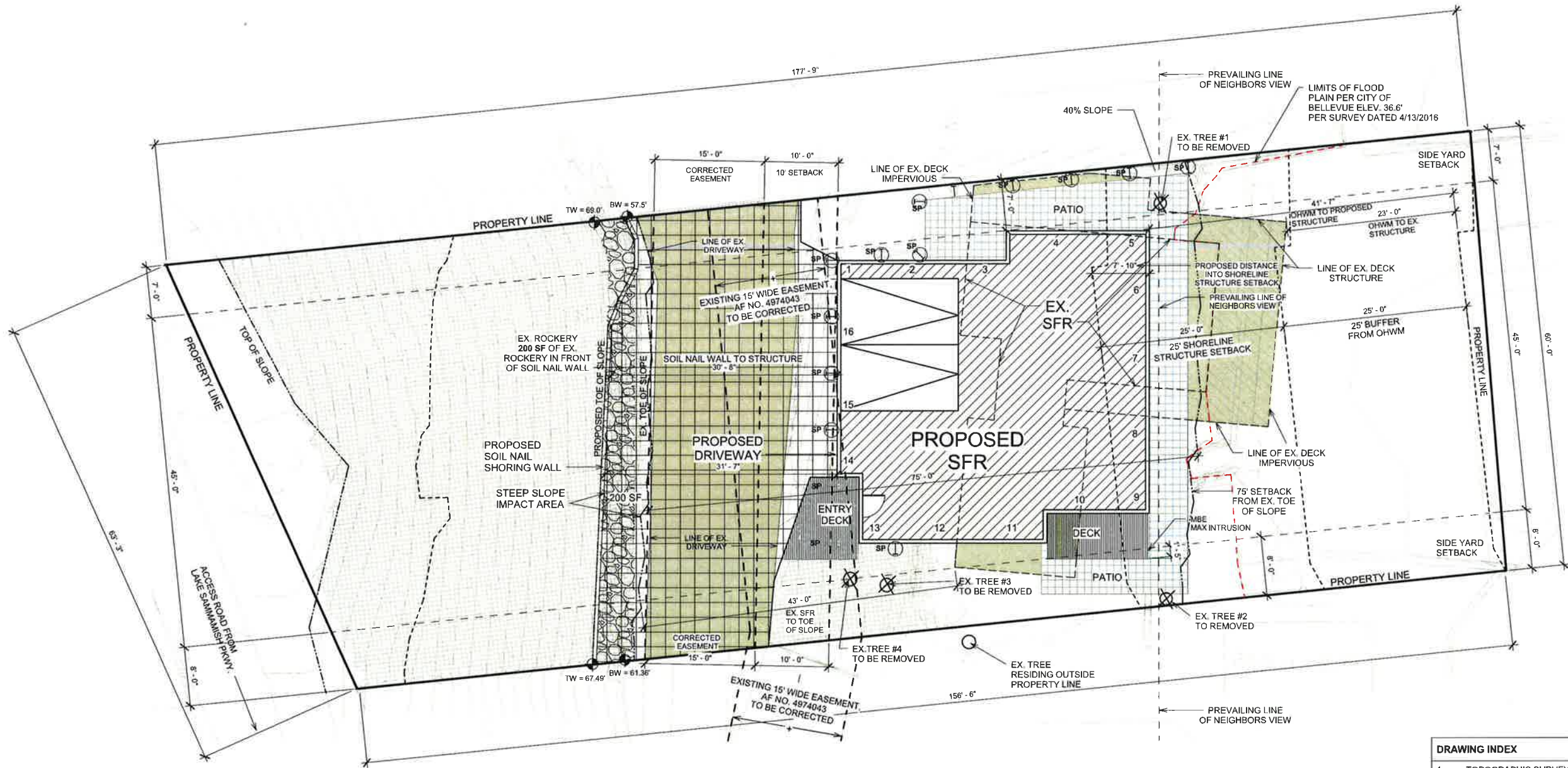
- N/A

NO

- N/A

Existing

Signature Bryan H. H. H. H. Date Submitted 4-14-16



PLOT PLAN INDEX			
PROPOSED DRIVEWAY		EXISTING DRIVEWAY & SFR	
PROPOSED SFR		EXISTING ROCKERY	
PROPOSED PATIO (IMPERVIOUS)		SHORING PILES	SP

PLOT PLAN
1/8" = 1'-0"

DRAWING INDEX	
1	TOPOGRAPHIC SURVEY
A1.0	PLOT PLAN & PROJECT NOTES
A3.0	NORTH ELEVATION
A3.1	SOUTH ELEVATION
A3.2	EAST ELEVATION
A3.3	WEST ELEVATION
S-	STRUCTURAL / FOUNDATION PLAN



VICINITY MAP
SCALE: N.T.S.

242 - 672 LAKE SAMM SFR

672 WEST LAKE SAMMAMISH PKWY NE
BELLEVUE, WA 98008

PROJECT # 14-130789

ZONE: R2.5
LOT SIZE: 11,037 SF
USE TYPE: RESIDENTIAL (SINGLE FAMILY)

PROJECT DESCRIPTION: NEW SFR

TAX ID NUMBER: 312506-9008

TOTAL NEW & REPLACED IMPERVIOUS SURFACE: 3389.03 SF

LEGAL DESCRIPTION:

PORTION OF THE FOLLOWING LYING SELY OF SELY MGN OF
20 FT WIDE EASEMENT AS DESC UNDER REC NO 4972509:
PORTION OF GOVT LOT 1.....
(SEE KING COUNTY ASSESSORS REPORT FOR FULL
DESCRIPTION)

LOT COVERAGE

LOT AREA	11,037 SF
STEEP SLOPE	2,832 SF
FLOOD PLAIN & SHORELINE	2,128 SF
REVISED LOT AREA	6,077 SF
LOT COVERAGE	6,077 x .35 = 2,127 SF
HOUSE	1,632 SF
DECKS > 30" HIGH	180 SF
TOTAL PROPOSED STRUCTURE	1,812 SF

PROPOSED 1,812 SF < ALLOWED 2,126 SF

REQUIRED SET BACKS:

FRONT	10'-0" FROM EDGE OF ACCESS EASEMENT	11'-8"
SIDE	5'-0" (MIN)	7'-0"
SIDE TOTAL	15'-0"	8'-0"
SHORELINE BUFFER	25'-0" (FROM O.H.W.M.)	25'-0"
SHORELINE SETBACK	25'-0" (FROM BUFFER)	19'-1"

IMPERVIOUS SURFACES IN CRITICAL AREAS:

EXISTING IMPERVIOUS SURFACES IN SHORELINE STRUCTURE SETBACK	694 SF
PROPOSED IMPERVIOUS SURFACES IN SHORELINE STRUCTURE SETBACK	602 SF - PROPOSED = 92 SF
EXISTING IMPERVIOUS SURFACES IN TOE-OF SLOPE SETBACK	1,506 SF
PROPOSED IMPERVIOUS SURFACES IN TOE-OF SLOPE SETBACK	2,598 SF - PROPOSED = +1,092 SF

SPOT ELEVATIONS FOR HEIGHT CALCULATIONS:

1 = 53.92	9 = 38.67
2 = 49.75	10 = 41.92
3 = 43.42	11 = 43.08
4 = 42.17	12 = 43.92
5 = 40.00	13 = 51.50
6 = 39.25	14 = 54.00
7 = 39.42	15 = 53.92
8 = 39.17	16 = 53.75

TOTAL = 727.83/16 = 45'-6" AVE. GRADE

MAX ALLOWABLE (PITCHED ROOF) = 80' -6"

ACTUAL (PITCHED ROOF) = 80' -6"

LAKE SAMMAMISH

242 - 672 LAKE SAMM SFR

672 WEST LAKE SAMMAMISH PKWY NE
BELLEVUE, WA 98008

4/13/2016 CRITICAL
LANDUSE
APPLICATION

6/1/2017 REVISION 1

PLOT PLAN &
PROJECT NOTES

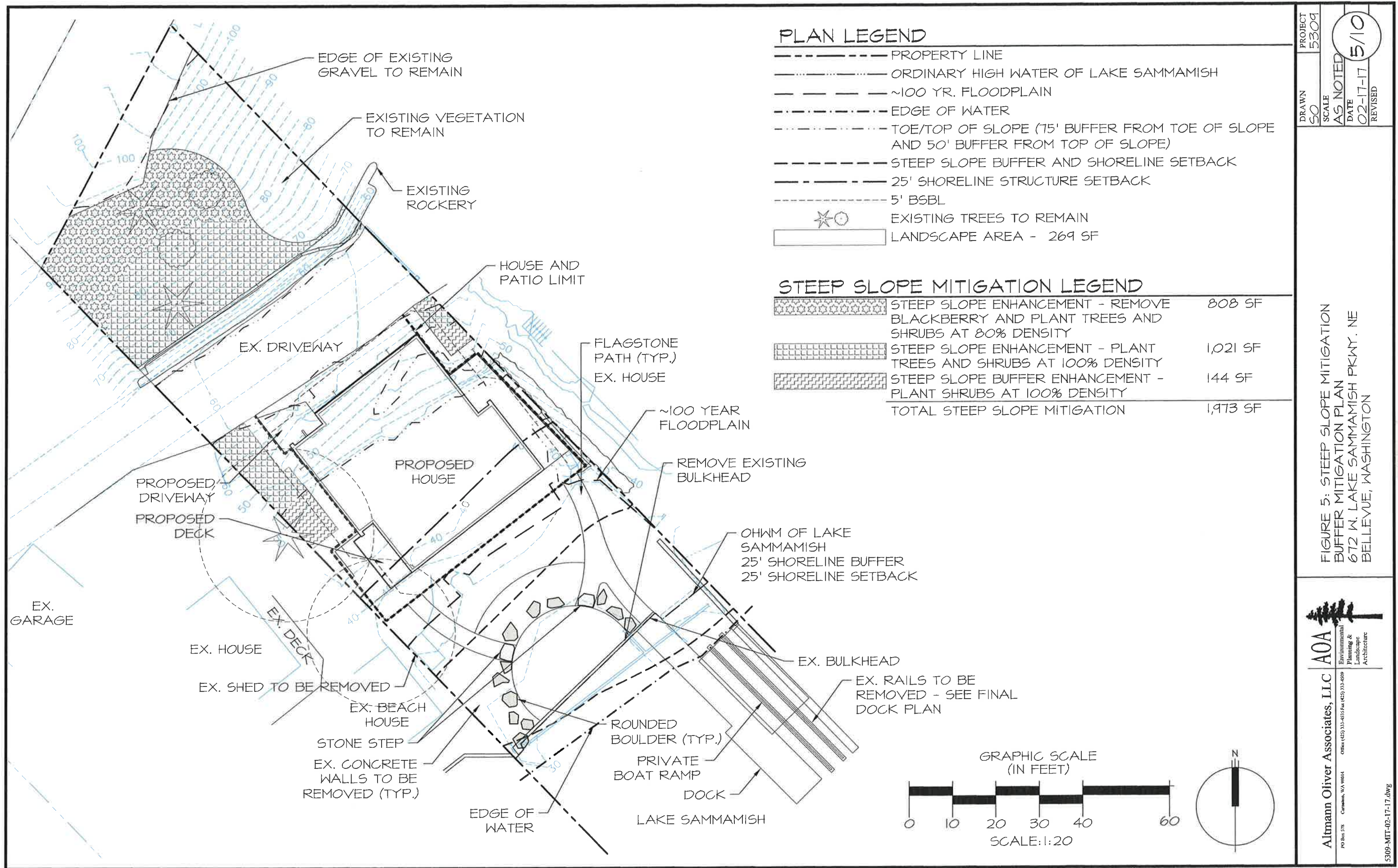
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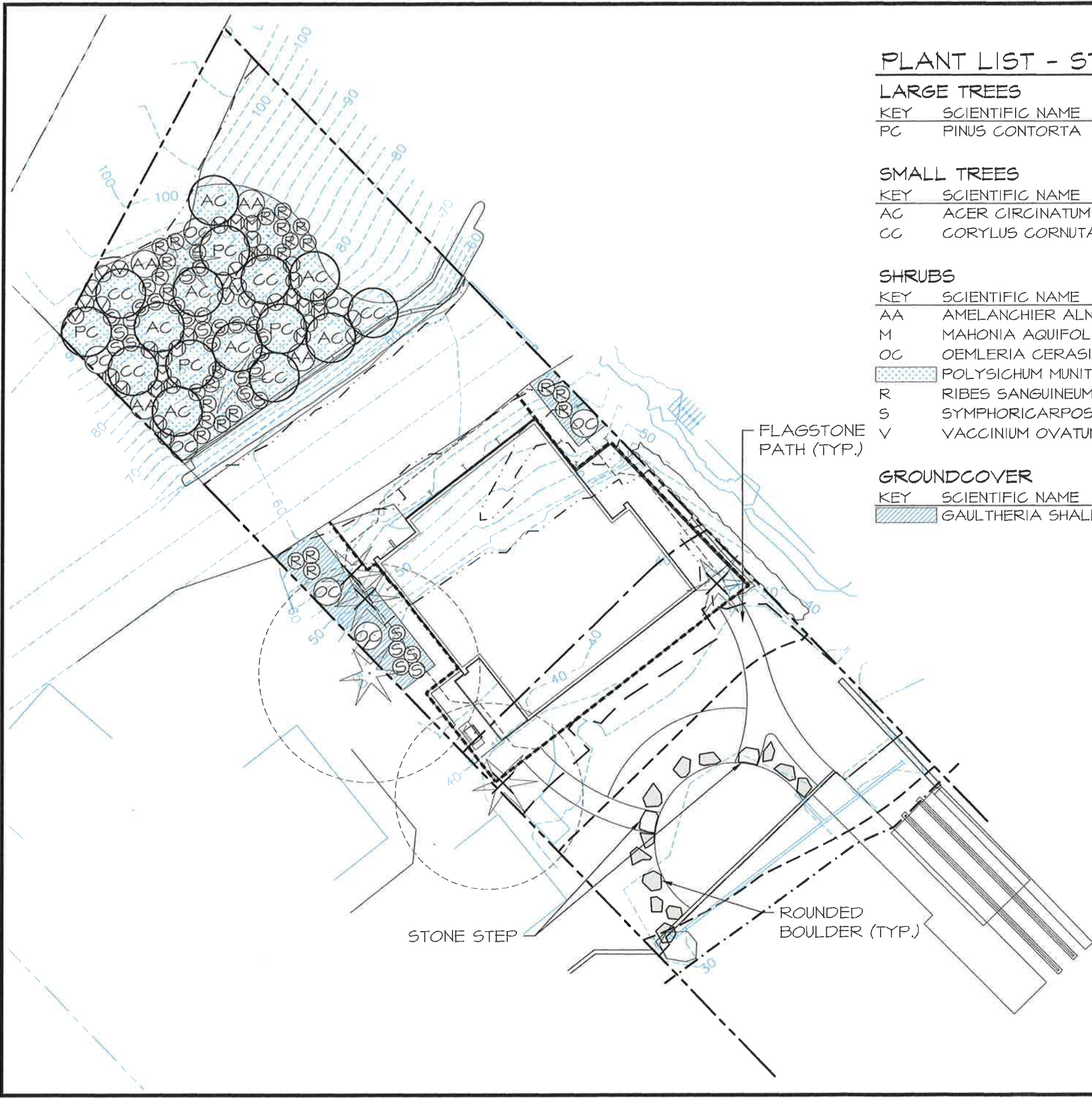
alloy
DESIGN GROUP LLC

3220 1st Ave S
Suite 500
Seattle, WA 98134
p. 206.325.0147
www.alloydb.com

Approved Stamp

Project Number 14-130789





PLANT LIST - STEEP SLOPE (SEE FIGURE 7 FOR COMPLETE SCHEDULE)

LARGE TREES

KEY	SCIENTIFIC NAME	COMMON NAME	QTY.
PC	PINUS CONTORTA	SHORE PINE	4

SMALL TREES

KEY	SCIENTIFIC NAME	COMMON NAME	QTY.
AC	ACER CIRCINATUM	VINE MAPLE	7
CC	CORYLUS CORNUTA	WESTERN HAZELNUT	5

SHRUBS

KEY	SCIENTIFIC NAME	COMMON NAME	QTY.
AA	AMELANCHIER ALNIFOLIA	SERVICEBERRY	4
M	MAHONIA AQUIFOLIUM	TALL OREGON GRAPE	25
OC	OEMLERIA CERASIFORMIS	INDIAN PLUM	7
Polysichum munitum	POLYSICHUM MUNITUM	SWORD FERN	76
R	RIBES SANGUINEUM	RED CURRANT	27
S	SYMPHORICARPOS ALBUS	SNOWBERRY	29
V	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	15

GROUND COVER

KEY	SCIENTIFIC NAME	COMMON NAME	QTY.
GAULtheria shallon	GAULTHERIA SHALLON	SALAL	54

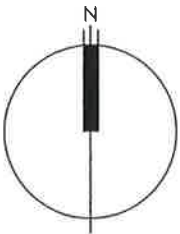
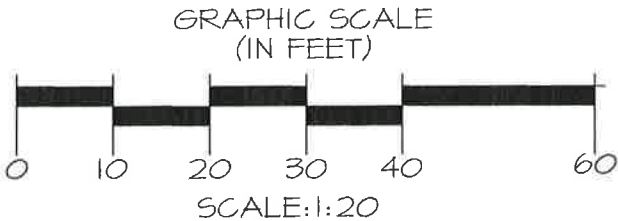


FIGURE 6: STEEP SLOPE PLANTING PLAN
BUFFER MITIGATION PLAN
672 W. LAKE SAMMAMISH PKWY. NE
BELLEVUE, WASHINGTON